108.0	0001	0013.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	637,300 /	637,300
					USE VALUE:	637,300 /	637,300
					ASSESSED:	637,300 /	637,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
346		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMITH DEREK
Owner 2:	VASSAR-SMITH HOLLY
Owner 3:	
Street 1:	346 WASHINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	O TOOLE JOHN M JR & -
Owner 2:	O TOOLE SACKS CHERYL J -
Street 1:	346 WASHINGTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .152 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Wood Shingle Exterior and 1536 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6635.000	225,600		411,700	637,300
Total Card	0.152	225,600		411,700	637,300
Total Parcel	0.152	225,600		411,700	637,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 414.91 /Parcel: 414.91

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 68811

GIS Ref

GIS Ref

Insp Date 10/12/16

!8460!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 108.0-0001-0013.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	225,600	0	6,635.	411,700	637,300		Year end	12/23/2021
2021	101	FV	218,500	0	6,635.	411,700	630,200		Year End Roll	12/10/2020
2020	101	FV	218,500	0	6,635.	411,700	630,200	630,200	Year End Roll	12/18/2019
2019	101	FV	195,500	0	6,635.	417,500	613,000	613,000	Year End Roll	1/3/2019
2018	101	FV	195,500	0	6,635.	311,700	507,200	507,200	Year End Roll	12/20/2017
2017	101	FV	195,500	0	6,635.	282,300	477,800	477,800	Year End Roll	1/3/2017
2016	101	FV	195,500	0	6,635.	270,500	466,000	466,000	Year End	1/4/2016
2015	101	FV	194,600	0	6,635.	229,400	424,000	424,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:22:23

LAST REV

Date	Time
02/12/18	13:03:35
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8460

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O TOOLE JOHN M	68737-152		1/10/2017		585,000	No	No		
MARTINIAN KENNE	44568-336		1/31/2005		477,750	No	No		
CROKE WILLIAM E	33548-360		8/29/2001		349,900	No	No		
CROKE WILLIAM E	30210-4		5/29/1999	Family		No	No		
	12046-36		7/30/1971		31,500	No	No		N

USER DEFINED

Prior Id # 1:	68811
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/27/1996	80		8,500	C				NEW DECK & DOOR

ACTIVITY INFORMATION

Date	Result	By	Name
2/12/2018	SQ Returned	EMK	Ellen K
10/12/2016	Measured	DGM	D Mann
4/6/2009	Measured	197	PATRIOT
6/15/2005	MLS	HC	Helen Chinal
10/26/2001	MLS	MM	Mary M
10/26/1999	Meas/Inspect	256	PATRIOT
9/11/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6635		Sq. Ft.	Site		0	70.	0.89	5			Easemen	-5					411,670						411,700	

Total AC/HA:	0.15232	Total SF/SM:	6635	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	411,670	Spl Credit		Total:	411,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	133.650
Other Features:	108540
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	306551
Depreciation:	80930
Depreciated Total:	225622

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

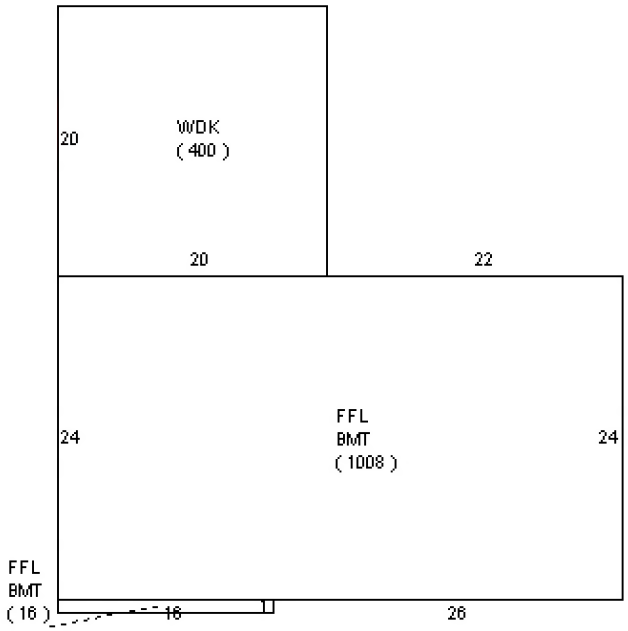
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	133.65
Special Features:	0	Val/Su Net:	92.16
Final Total:	225600	Val/Su SzAd	220.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,024	56.430	57,788
FFL	First Floor	1,024	133.650	136,858
WDK	Deck	400	8.410	3,366

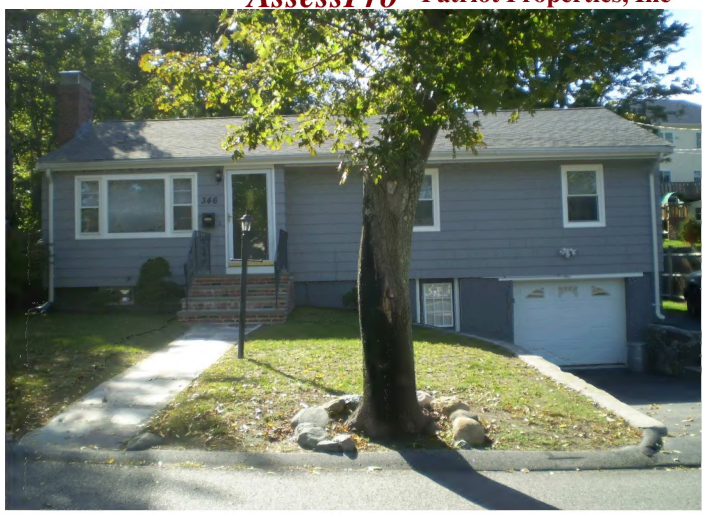
Net Sketched Area:	2,448			Total:	198,012
Size Ad	1024	Gross Area	2448	FinArea	1536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

108.0-0001-0013.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1995	0.00	T	19.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	